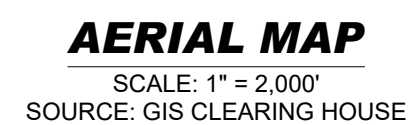


FOR

STAY AT LINA

LOCATION OF SITE:
9071 US ROUTE 9, TOWN OF ATHENS
GREEN COUNTY, STATE OF NEW YORK
MAP #120.00, BLOCK #02, LOT #14



DRAWING SHEET INDEX

REVISIONS



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NYB220063
DRAWN BY: SG
CHECKED BY: SMW
DATE: 09/14/2022
CAD I.D.: NYB220063.00-SPPD-0B

**PROPOSED SITE
PLAN DOCUMENTS**

lina.

MAP: 120.00 BLOCK: 2 LOT: 14
9071 US ROUTE 9,
TOWN OF ATHENS,
GREEN COUNTY,
STATE OF NEW YORK

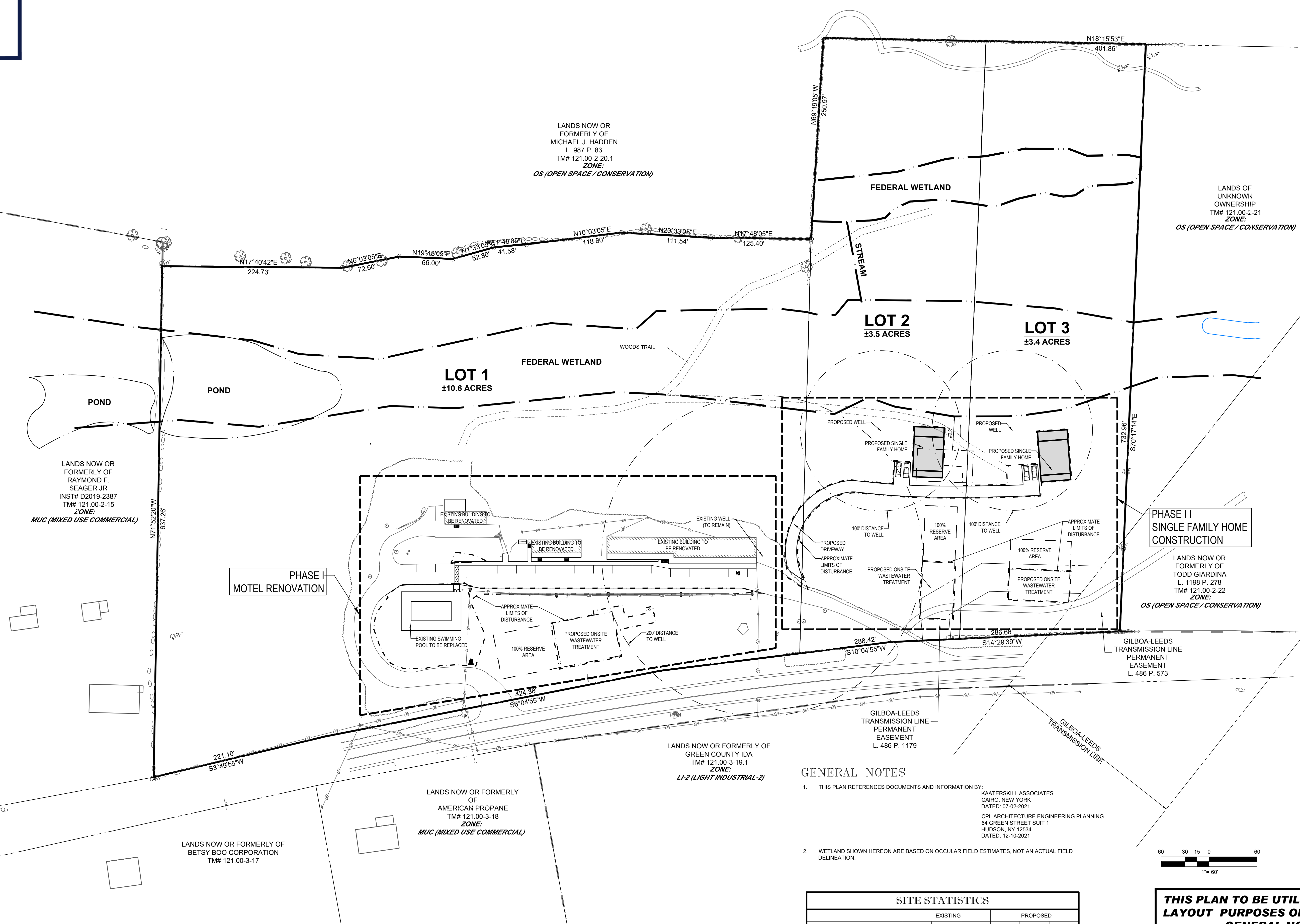
**17 COMPUTER DRIVE WEST
ALBANY, NY 12205**
Phone: (518) 438-9900
Fax: (518) 438-0900
www.BohlerEngineering.com

PROFESSIONAL ENGINEER:
MASSACHUSETTS LICENSE No. 42644-C
RHODE ISLAND LICENSE No. 7268
CONNECTICUT LICENSE No. 21854
NEW HAMPSHIRE LICENSE No. 10280
MAINE LICENSE No. 9490
NEW YORK LICENSE No. 071284-1
FLORIDA LICENSE No. 66202

COVER SHEET

C-101

REVISION 2 - 01/18/2023



GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
KAATERSKILL ASSOCIATES
CAIRO, NEW YORK
DATED: 07-02-2021
CPL ARCHITECTURE ENGINEERING PLANNING
64 GREEN STREET SUIT 1
HUDSON, NY 12534
DATED: 12-10-2021
- WETLAND SHOWN HEREON ARE BASED ON OCCULAR FIELD ESTIMATES, NOT AN ACTUAL FIELD DELINEATION.

SITE STATISTICS					
	EXISTING			PROPOSED	
	S.F.	ACRES	% COV.	S.F.	% COV.
TOTAL LOT AREA	760,449	17.46	100	760,449	100
TOTAL BUILDING AREA	6,104	0.14	0.8	10,729	0.25
TOTAL PAVEMENT/ CONC. AREA	48,190	1.11	6.3	39,241	0.9
TOTAL OPEN/ LANDSCAPE AREA	706,155	16.21	92.9	710,479	93.4

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
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2	01/18/2023	PER TOWN COMMENTS	SG	SMW

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PROJECT No.: NYB220063
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DATE: 09/14/2022
CAD ID: NYB220063.00-SPPD-05

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

lina.

PROPOSED DEVELOPMENT

MAP: 120.00 BLOCK: 2 LOT: 14
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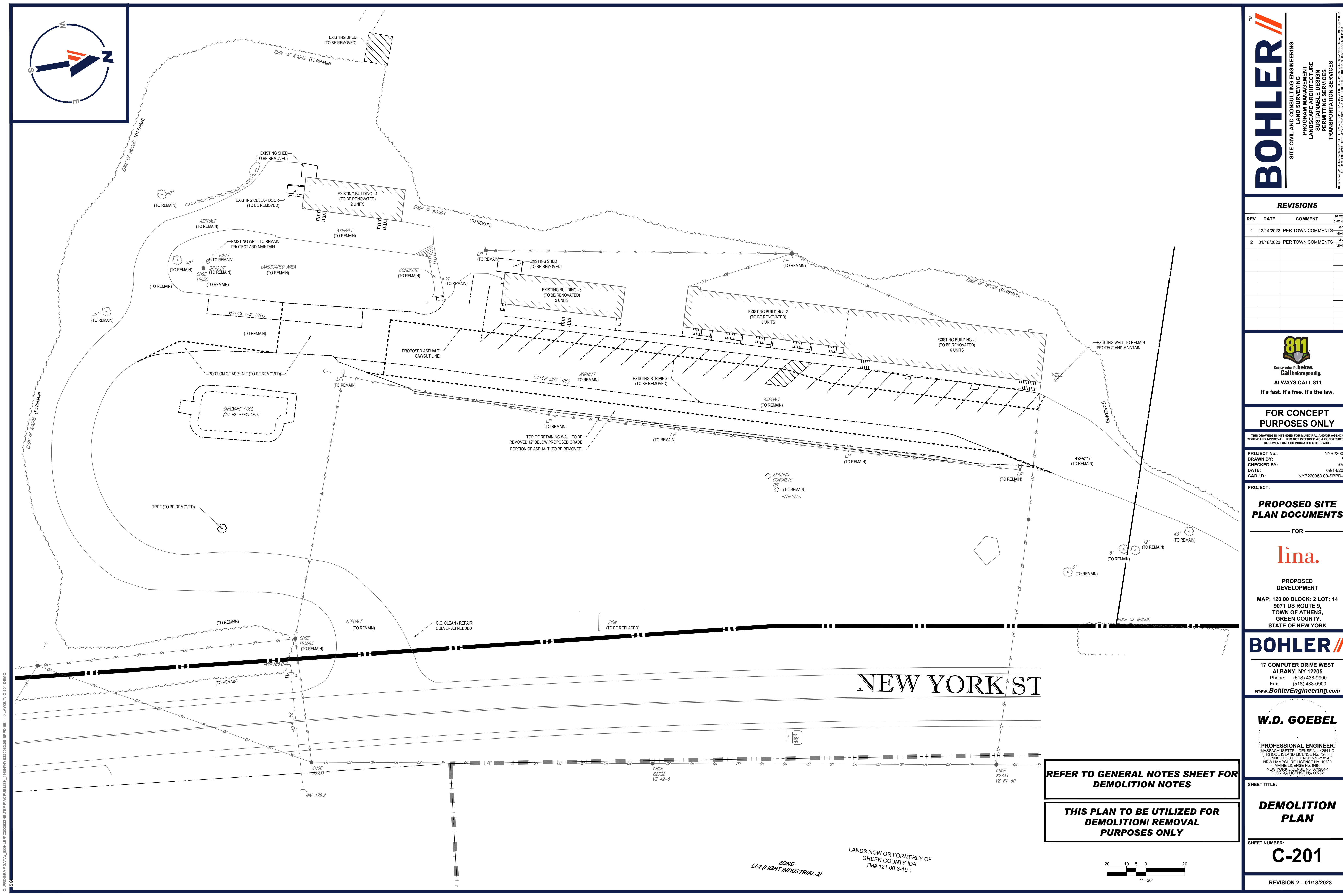
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-102

REVISION 2 - 01/18/2023



THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

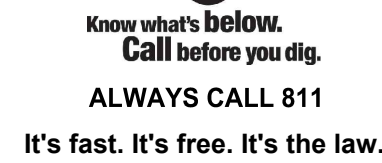
LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE INFORMATION, REPRESENTATION AND/OR DESIGN OF THIS PLAN OR PROJECT HAS BEEN PREPARED OR CORRECTED IN ACCORD WITH THE PROFESSIONAL STANDARDS OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF CALIFORNIA.

[illegible]

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PROJECT:

— FOR —

**PROPOSED
DEVELOPMENT**

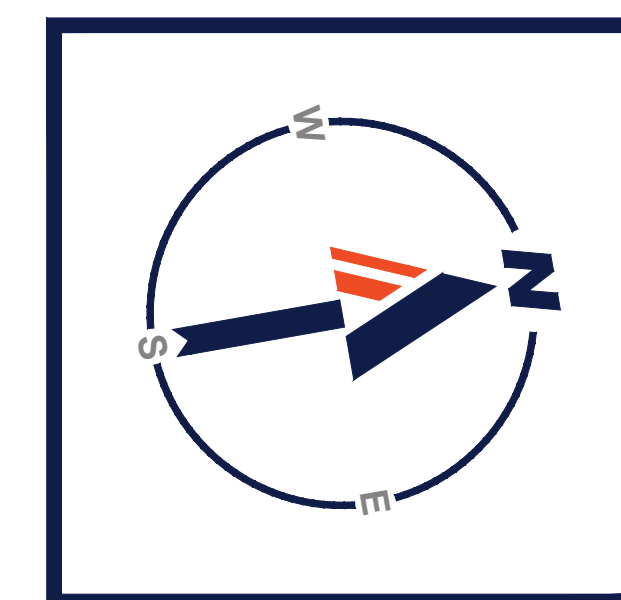
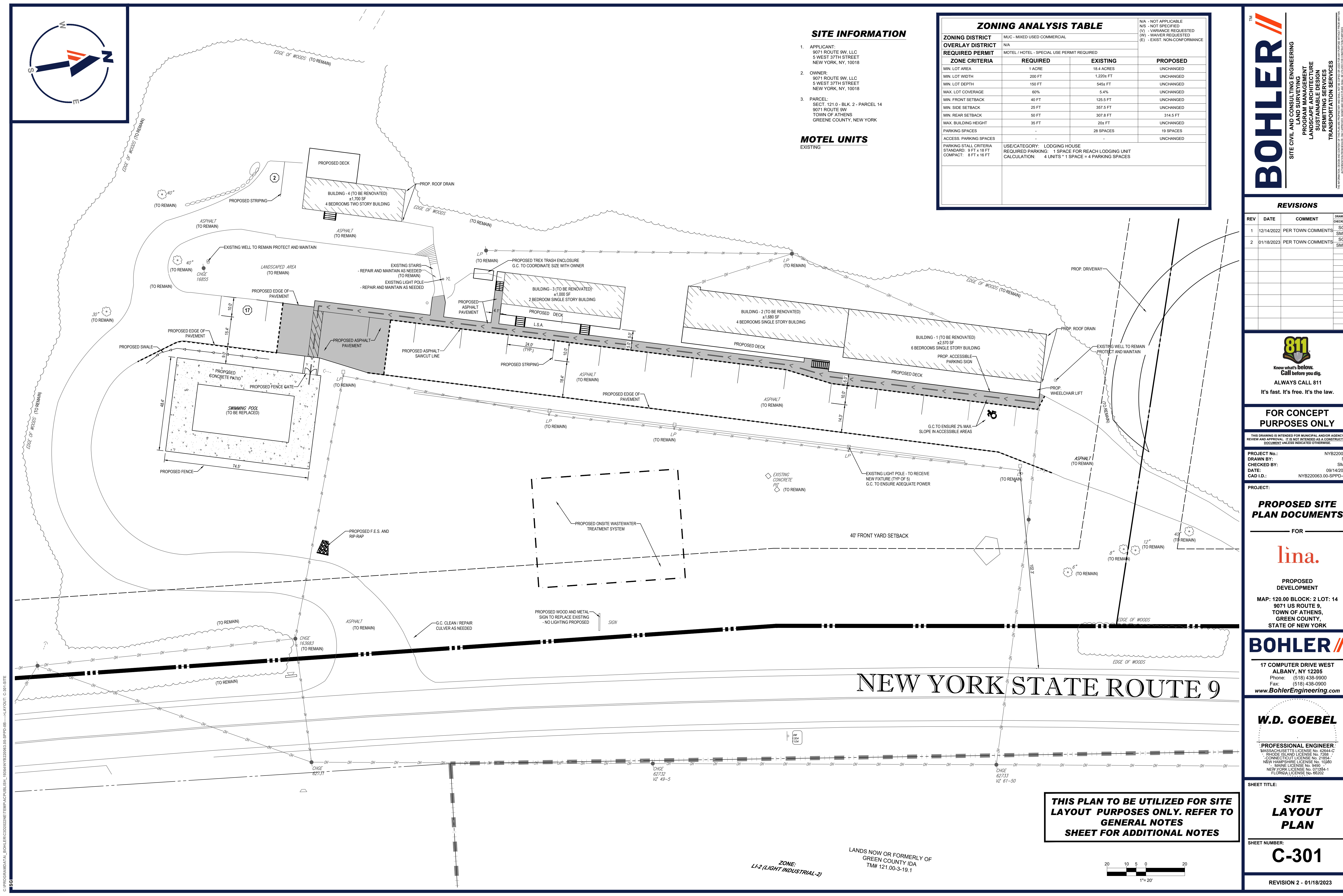
BOHLER //

W.D. GOEBEL

SHEET TITLE:

SHEET NUMBER:

REVISION 2 - 01/18/2023



SITE INFORMATION

- 1. APPLICANT:
9071 ROUTE 9W, LLC
5 WEST 37TH STREET
NEW YORK, NY, 10018
- 2. OWNER:
9071 ROUTE 9W, LLC
5 WEST 37TH STREET
NEW YORK, NY, 10018
- 3. PARCEL:
SECT. 121.0 - BLK. 2 - PARCEL 14
9071 ROUTE 9W
TOWN OF ATHENS
GREENE COUNTY, NEW YORK

MOTEL UNITS
EXISTING

ZONING ANALYSIS TABLE			
ZONING DISTRICT	MUC - MIXED USED COMMERCIAL		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	MOTEL / HOTEL - SPECIAL USE PERMIT REQUIRED		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	18.4 ACRES	UNCHANGED
MIN. LOT WIDTH	200 FT	1,220+ FT	UNCHANGED
MIN. LOT DEPTH	150 FT	545+ FT	UNCHANGED
MAX. LOT COVERAGE	80%	5.4%	UNCHANGED
MIN. FRONT SETBACK	40 FT	125.5 FT	UNCHANGED
MIN. SIDE SETBACK	25 FT	357.5 FT	UNCHANGED
MIN. REAR SETBACK	50 FT	307.8 FT	314.5 FT
MAX. BUILDING HEIGHT	35 FT	20+ FT	UNCHANGED
PARKING SPACES	-	28 SPACES	19 SPACES
ACCESS. PARKING SPACES	-	-	UNCHANGED
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: LODGING HOUSE REQUIRED PARKING: 1 SPACE FOR EACH LODGING UNIT CALCULATION: 4 UNITS * 1 SPACE = 4 PARKING SPACES		

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
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PROJECT No.: NYB220063
DRAWN BY: SG
CHECKED BY: SMW
DATE: 09/14/2022
CAD ID: NYB220063.00-SPPD-05

PROPOSED SITE
PLAN DOCUMENTS

FOR

lina.

PROPOSED
DEVELOPMENT

MAP: 120.00 BLOCK: 2 LOT: 14
9071 US ROUTE 9,
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FLORIDA LICENSE No. 66202

SHEET TITLE:
SITE
LAYOUT
PLAN

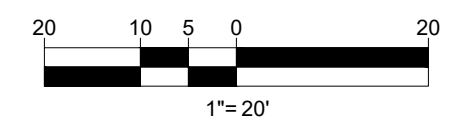
SHEET NUMBER:
C-301

REVISION 2 - 01/18/2023

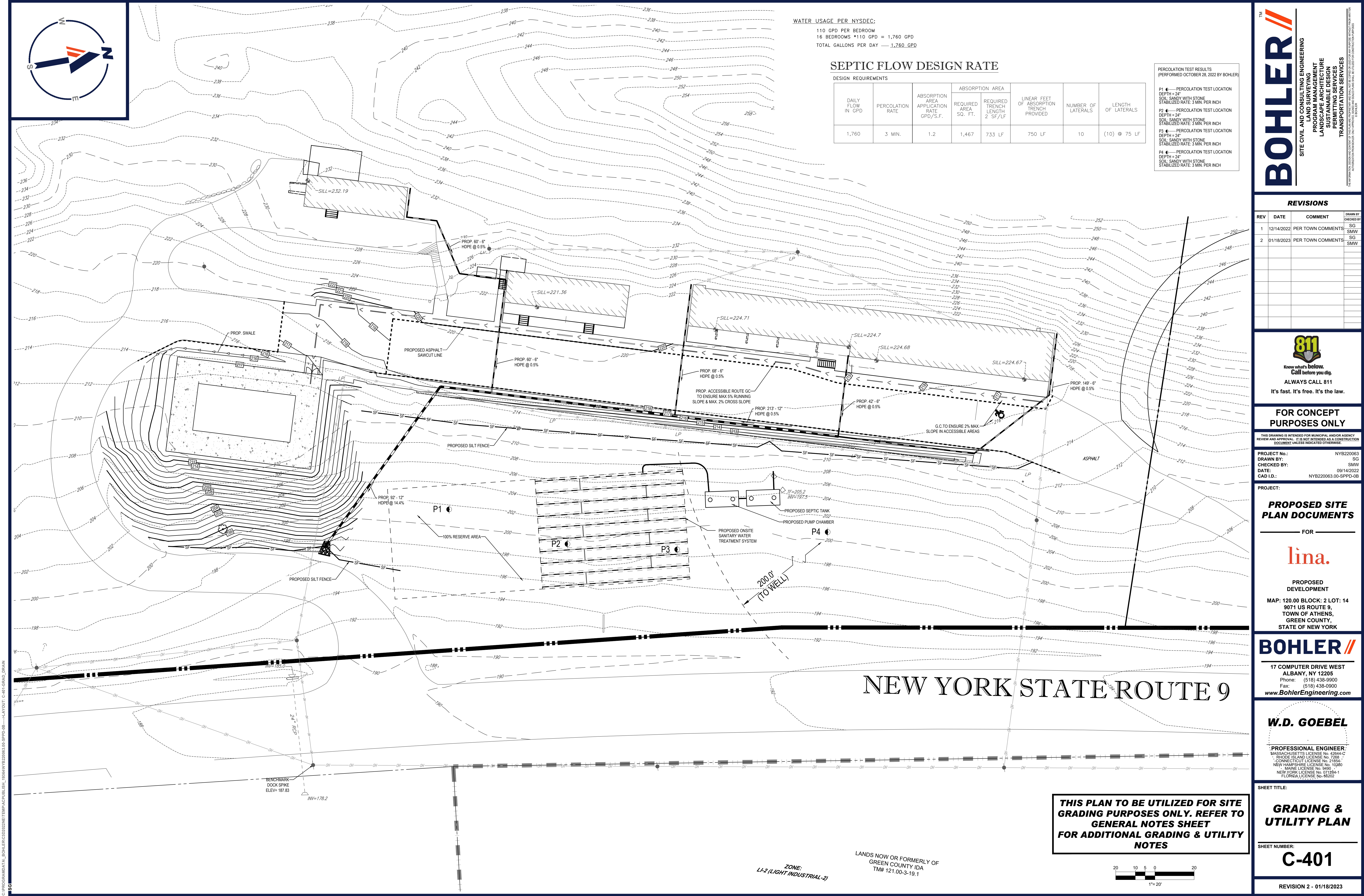
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

ZONE:
LI-2 (LIGHT INDUSTRIAL-2)

LANDS NOW OR FORMERLY OF
GREEN COUNTY, NY
TM# 121.00-3-19.1



C:\PROGRAMDATA\BOHLER\30222\NETPAC\PUBLISH_1836\NYB220063.00-SPPD-05-3-LAYOUT: C-301 SITE



WATER USAGE PER NYSDEC:
110 GPD PER BEDROOM
16 BEDROOMS *110 GPD = 1,760 GPD
TOTAL GALLONS PER DAY = 1,760 GPD

SEPTIC FLOW DESIGN RATE

DESIGN REQUIREMENTS							
DAILY FLOW IN GPD	PERCOLATION RATE	ABSORPTION AREA APPLICATION RATE GPD/S.F.	REQUIRED AREA SQ. FT.	ABSORPTION AREA REQUIRED TRENCH LENGTH 2' SF/LF	LINEAR FEET OF ABSORPTION TRENCH PROVIDED	NUMBER OF LATERALS	LENGTH OF LATERALS
1,760	3 MIN.	1.2	1,467	733 LF	750 LF	10	(10) @ 75 LF

PERCOLATION TEST RESULTS
(PERFORMED OCTOBER 28, 2022 BY BOHLER)

P1 — PERCOLATION TEST LOCATION
DEPTH = 24"
SOIL: SANDY WITH STONE
STABILIZED RATE: 3 MIN. PER INCH

P2 — PERCOLATION TEST LOCATION
DEPTH = 24"
SOIL: SANDY WITH STONE
STABILIZED RATE: 3 MIN. PER INCH

P3 — PERCOLATION TEST LOCATION
DEPTH = 24"
SOIL: SANDY WITH STONE
STABILIZED RATE: 3 MIN. PER INCH

P4 — PERCOLATION TEST LOCATION
DEPTH = 24"
SOIL: SANDY WITH STONE
STABILIZED RATE: 3 MIN. PER INCH

REVISIONS

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1	12/14/2022	PER TOWN COMMENTS	SG
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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

lina.

PROPOSED DEVELOPMENT

MAP: 120.00 BLOCK: 2 LOT: 14
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SHEET TITLE:

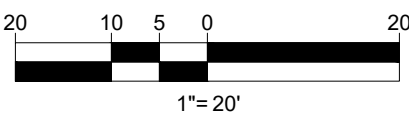
GRADING & UTILITY PLAN

SHEET NUMBER:

C-401

REVISION 2 - 01/18/2023

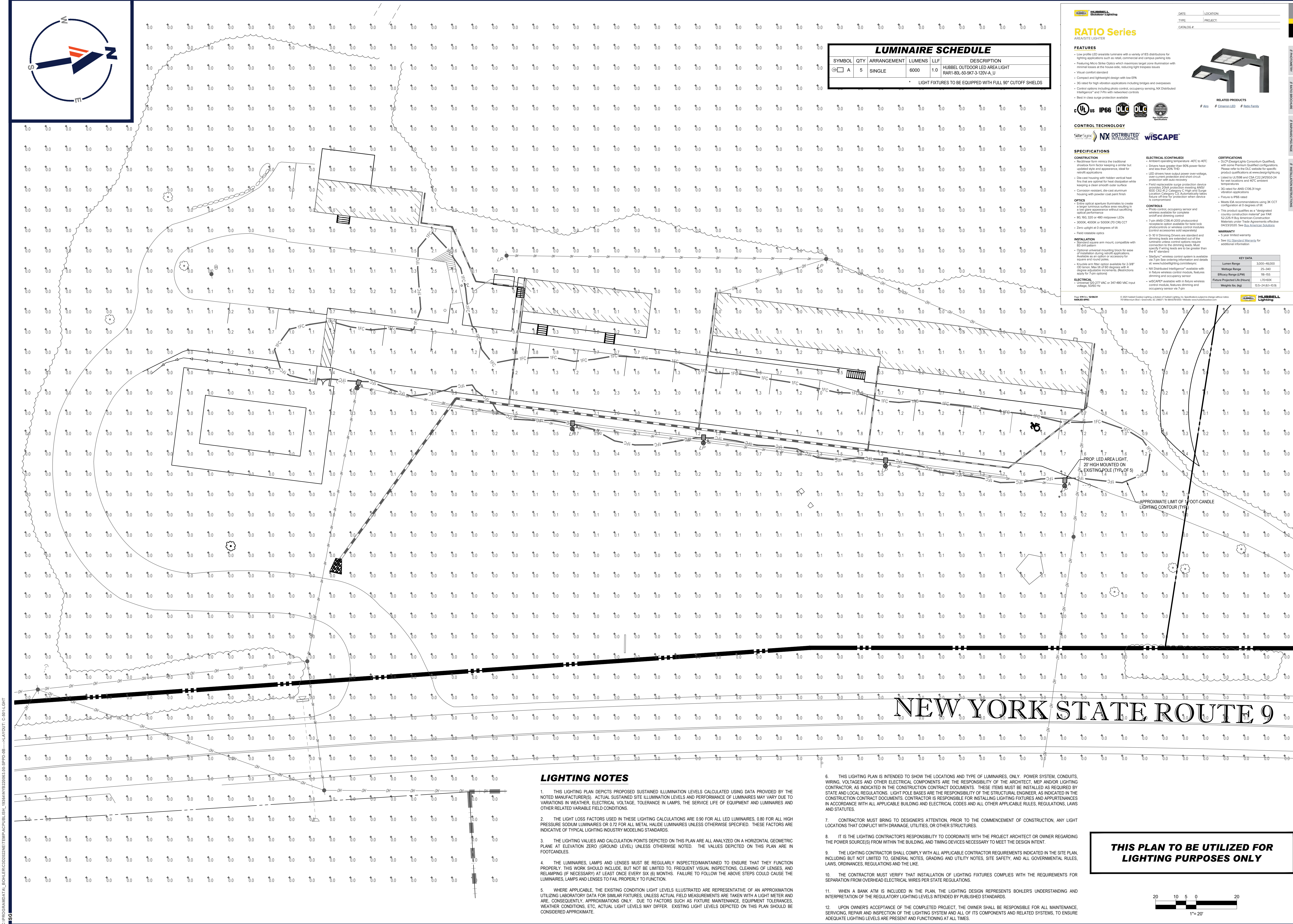
THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

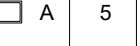


LANDS NOW OR FORMERLY OF
GREEN COUNTY, IDA
TIN# 121.00-3-19.1

ZONE:
LI-2 (LIGHT INDUSTRIAL-2)

C:\PROGRAMDATA\BOHLER\32022\NET\PA\CPUBUILD_1836\NYB220063.00-SPPD-05-1-LAYOUT: C-401 GRAD. DRAIN



LUMINAIRE SCHEDULE					DESCRIPTION
SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	
	5	SINGLE	6000	1.0	HUBBELL OUTDOOR LED AREA LIGHT PAR-80L-5-120V-A-U

**HUBBELL**
Outdoor Lighting

RATIO Series
AREA SITE LIGHT

FEATURES

- Low profile LED area site luminaire with a variety of LED distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Sink Optics which maximizes target zone illumination with minimal spill at the house side, reducing light trespass issues
- Visual contrast resistant
- Compact and lightweight design with low EIPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NK Distributed Intelligence™ and 7-pin with networked controls
- Key-in class surge protection available

**RELATED PRODUCTS**

- # A10
- # Campus LED
- # Ratio Family

CONTROL TECHNOLOGY

**SitesSign**

**NX DISTRIBUTED INTELLIGENCE**

**wiscapac**

SPECIFICATIONS

CONSTRUCTION

- Die-cast form mimics the traditional aluminum die-cast form but with updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while ensuring a clean smooth scale surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Micro Sink Optics luminaire to create a target luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 40, 60, 80, 120 or 480° beamspread LEDs
- 3000K, 4000K or 5000K (50 CRI) CCT
- Zero spillage at 0° degrees of tilt
- Heat-exchange optics

INSTALLATION

- Standard square arm mount, compatible with 80 gill pattern
- Complete universal mounting bracket for installation during retrofit applications
- Available in square and round poles
- Includes arm flex option available for 3-3/8" OD sensor, max tilt of 60 degrees with 4 degree adjustable increments. (Recessed only for 7-pin option)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, C0100-10

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drives from single phase 70% power factor and less than 20A THD
- LED drivers have rated over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides Class protective rating meeting IEEE C62.41.2 Category C high voltage surge protection category CUL. Automatically resets if surge protection when device is compromised

CERTIFICATIONS

- UL CUL (Designated Qualified) with some Premium Qualified configurations. Please refer to the CUL website for specific product qualifications at www.cul.org
- Listed to UL88 and CSA C22.2 #250-24 for wet locations and 40°C ambient temperatures
- 20 year for ANSI C82.37 high vibration applications
- Feature a IP65 rated

KEY DATA

Lumen Range	3,000-48,000
Wattage Range	25-340
Efficacy Range (LPW)	18-155
Projected Life (Hours)	100,000
Weight (lb. kg)	13.5-24 (6.1-10.9)

LIGHTING NOTES

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.70 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING
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LANDSCAPE ARCHITECTURE
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CAD ID: NYB220063.00-SPDP-05

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

lina.

PROPOSED DEVELOPMENT

MAP: 120.00 BLOCK: 2 LOT: 14
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NEW YORK LICENSE No. 071284-1
FLORIDA LICENSE No. 66202

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

C-501

REVISION 2 - 01/18/2023

C:\PROGRAMDATA\BOHLER\3D\2022\NETM\PACK\PUBLISH_1836\NYB220063.00-SPDP-05--X-LAYOUT: C-501-LIGHT



N.T.S.



N.T.S.



N.T.S.



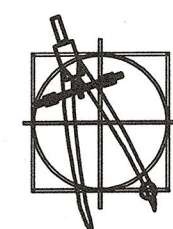
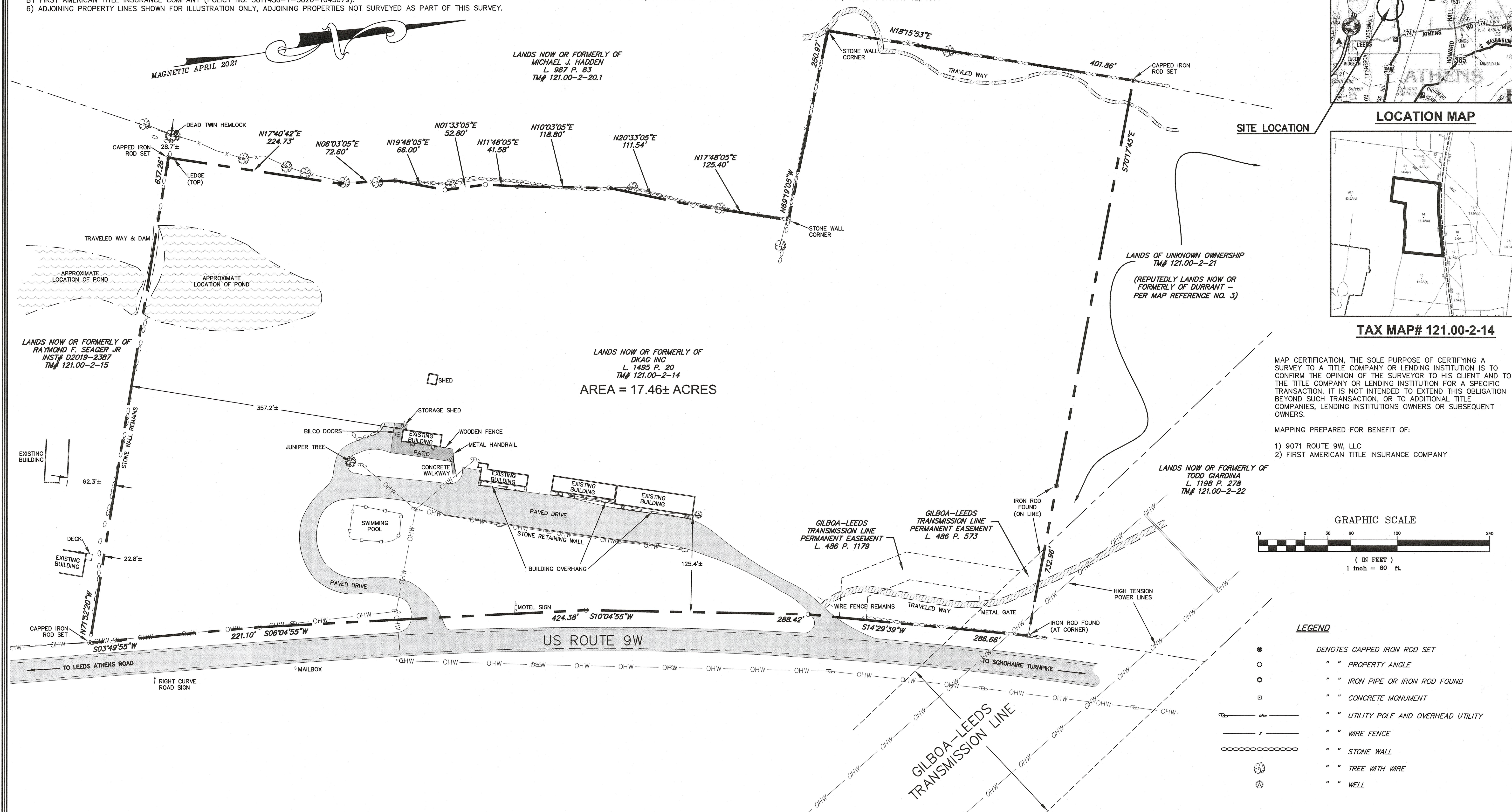
N.T.S.

N.T.S.



- 1) PREMISES SURVEYED ARE DESCRIBED IN LIBER 1495 AT PAGE 20 ON FILE AT THE GREENE COUNTY CLERK'S OFFICE.
- 2) SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO US ROUTE 9W.
- 3) SURVEY BASED UPON FIELD EVIDENCE OBTAINED ON APRIL AND MAY 2021.
- 4) SUBJECT TO UTILITY EASEMENT AND RIGHTS OF MAINTENANCE AS DESCRIBED IN LIBER 288 OF DEEDS AT PAGE 1 AND LIBER 471 OF DEEDS AT PAGE 1010.
- 5) SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND/OR STATEMENT OF FACTS NOT CONTAINED IN THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (POLICY NO. 5011436-Y-3020-1045679).
- 6) ADJOINING PROPERTY LINES SHOWN FOR ILLUSTRATION ONLY, ADJOINING PROPERTIES NOT SURVEYED AS PART OF THIS SURVEY.

- 1) MAP ENTITLED "SURVEY & MAP", AS PREPARED BY BOYD F ALLEN, DATED SEPTEMBER 1954, AND FILED IN THE GREENE COUNTY CLERK'S OFFICE AS EASI-H 153-1363.
- 2) MAP ENTITLED "PLAN OF PROPOSED EXTENSION 9-W MOTEL BELONGING TO WALTER & GUNVOR PIKTA", AS PREPARED BY ALBERT R. SANSON, DATED MAY 1972, AND FILED IN THE GREENE COUNTY CLERK'S OFFICE ON OCTOBER 11, 1972, AS EASI-G 46-0499.
- 3) POWER AUTHORITY OF THE STATE OF NEW YORK, GILBOA-LEEDS TRANSMISSION LINES
COUNTY OF GREENE, TOWN OF ATHENS
MAP GA-533, PARCEL 535 - LANDS OF WALTER & GUNVOR PIKTA, DATED JULY 26, 1976
MAP GA-540 PE, PARCEL 542 - LANDS OF WALTER & GUNVOR PIKTA, DATED JANUARY 12, 1977

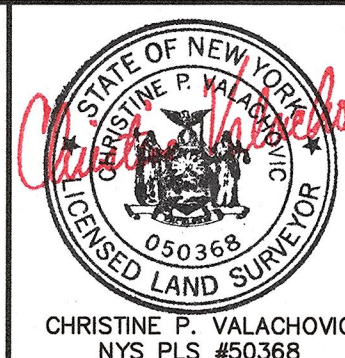


SURVEYORS-ARCHITECTS-ENGINEERS-LANDSCAPE ARCHITECTS-CONSTRUCTION MANAGERS

CAIRO, NY TEL (518)622-9667 WWW.KEAENG.COM

[illegible]

PROJECT:	295321
DATE:	07/02/2021
SCALE:	1"=60'
TAX MAP #:	121.00-2-14
DRAWN BY:	DVDN/CDD
P. CHECKED BY:	JWV
FILE:	295321 BASE.DWG



DRAWING:

SV-1

SHEET 1 OF 1

BOUNDARY SURVEY FOR 9071 ROUTE 9W, LLC 9071 US ROUTE 9W TOWN OF ATHENS	GREENE COUNTY, NY
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